

ZON03-00088

FOR SALE
BY OWNER
(714) 974-7720

A photograph of a vacant, arid lot under a cloudy sky. The foreground is a dirt path leading into a field of dry, scrubby vegetation. In the middle ground, a long, low, light-colored building is visible. A white sign with red text is planted in the ground on the right side of the frame. The sign reads "FOR SALE BY OWNER (714) 974-7720".

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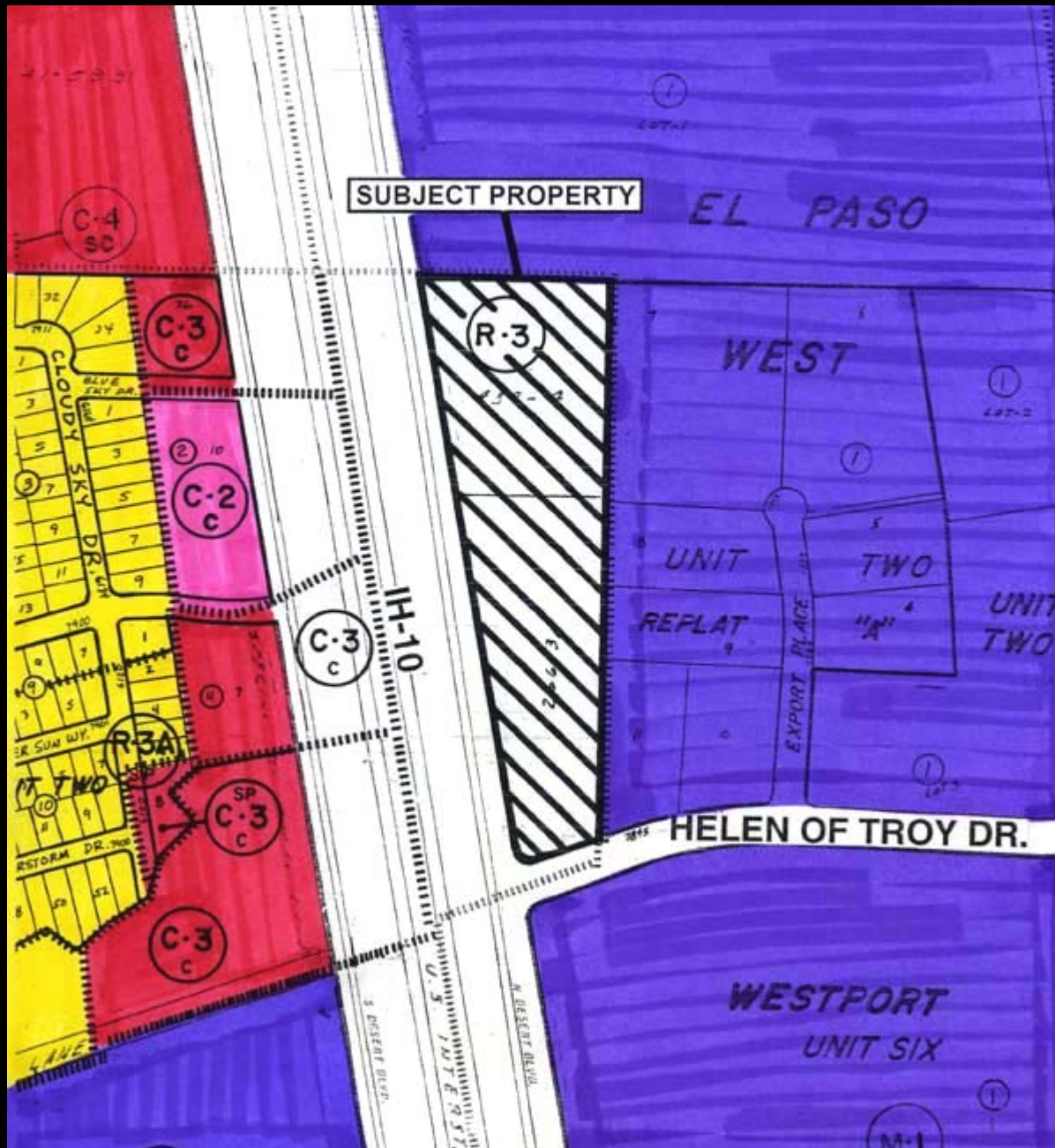


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ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF PARCEL 1: TRACT 3A, S.A. & M.G. RAILROAD SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-1 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS, PARCEL 2: TRACT 4, W.H. LENOX SURVEY NO. 432, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *Parcels 1 and 2*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; as follows:

Parcel 1: From R-3 (Residential) to C-1/c (Commercial/conditions)
Parcel 2: From R-3 (Residential) to C-3/c (Commercial/conditions)

That the properties described as **Parcels 1 and 2** be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

Prior to the issuance of any building permits, a detailed site development plan shall be reviewed and approved by the City Plan Commission.

These conditions shall run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, by rescission of the zoning which is made appropriate as a result of these conditions, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity of this Ordinance.

PASSED AND APPROVED this 16th day of **March, 2004**.

THE CITY OF EL PASO

Joe Wardy
Mayor

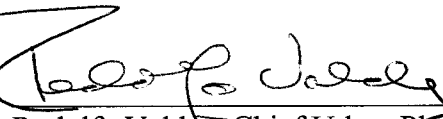
ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:



Fred Lopez, Zoning Coordinator
Planning, Research & Development



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

Acknowledgment

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day of _____, 2004, by **JOE WARDY** as **MAYOR** of **THE CITY OF EL PASO**.

My Commission Expires:

Notary Public, State of Texas
Notary's Printed or Typed Name:

**TRACT 3A, SURVEY 266 (S.A. & M.G.) AND TRACT 4, SURVEY 432 (W.H. LENOX)
CITY OF EL PASO, EL PASO COUNTY, TEXAS
431,004 square feet or 9.8945 acres**

The parcel of land herein described is Tract 3A, Survey 266 (S.A. & M.G.) and Tract 4, Survey 432 (W.H. Lenox), City of El Paso, in El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Beginning at the Southwest corner of El Paso West, recorded in Book 57, Page 5, El Paso County Plat Records, City of El Paso, El Paso County, Texas, said point being the Northwest corner of subject parcel;

Thence, along the south boundary line of said El Paso West, South $89^{\circ}55'05''$ East 462.34 feet to the Northeast corner of subject parcel, said point also being the Northwest corner of El Paso West Unit Two Replat A, recorded in Book 65, Page 19, El Paso County Plat Records, City of El Paso, El Paso, Texas;

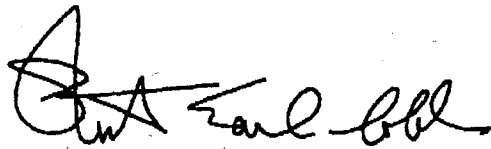
Thence, leaving said South boundary line and along West boundary line of said El Paso West Unit Two Replat A, South $00^{\circ}04'28''$ West 1308.32 feet to the Southeast corner of subject parcel, said point also being the Southwest corner of said El Paso West Unit Two Replat A and lies on the North right of way line of Westport Drive ($90'$ R.O.W.);

Thence, along said North right of way line South $69^{\circ}07'13''$ West 150.57 feet to a curve;

Thence, leaving said right of way, 51.88 feet along the arc of a curve to the right, which has a radius of 30.00 feet, which has a central angle of $99^{\circ}05'17''$, and which has a chord of North $61^{\circ}20'08''$ West, 45.65 feet to a point which lies on the Northeasterly right of way line of U.S. Interstate Highway 10 ($450'$ R.O.W.);

Thence, along said Northeasterly right of way line, North $11^{\circ}47'30''$ West 1369.65 feet to the POINT OF BEGINNING and having an area of 431,004 square feet, 9.8945 acres.

This description is based on record information, and does not represent a survey made "on the ground".



Stephen Earl Cobb
December 21, 2003



Exhibit "A"